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YOUR REF.

OUR REF. PC/LC/37000/03

DATE 8th January 2004

PLEASE REPLY TO Mr. Leo Cheng

By Fax: 2845 1017 (02 pages)

Legal Advisory and Conveyancing Office
Lands Department

HONG KONG

2nd letter

URGENT

Attn.: Mr. A. L. Robertson, JP

Dear Sirs,

Re: Mediation

May we begin this letter by tendering our apology for the delay in responding to your letter 30th December 2003. Our client's instructions thereon are expected to arrive this afternoon and a constructive reply can be conveyed to you later today or tomorrow morning.

As regards our client's request for (a) the Government's waiver of rates; and (b) their payment of government rent on a "development site" basis, until completion of the fitting out works at the subject premises, your Mr. Robertson is well conversant with the grounds in support of the same. To expedite the progress of the matter so as to meet the tight schedule, instead of asking our client to submit the written arguments which will no doubt result in further delay, we shall be most grateful if he would be kind enough to relay

.../2.

PARTNERS:

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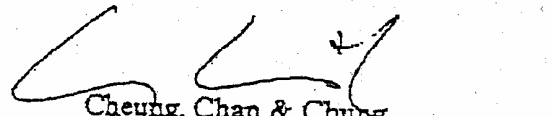
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those grounds to the Commissioner for Rating and Valuation for his consideration. Notwithstanding that, our client hereby expressly reserve their right to submit further and/or alternative arguments in case the Commissioner is not prepared to entertain their present request.

Yours faithfully,


Cheung, Chan & Chung

c.c. Client